

Mason St. Townhomes

Product and Finish Specifications

Building Envelope and Exterior

- **Windows:** Coated double pane Milgard vinyl windows, u=.21
- **Exterior walls:** 2x8 walls with staggered 2x4 studs
- **Insulation:** Exterior walls blown-in-blanket cellulose (R-28). Attic R-49 cellulose.
- **Exterior doors:** Wood half-light front entry doors; insulated fiberglass half-light rear entry doors.
- **Hinges and knobs:** Antique bronze door hinges and Kwikset hardware.
- **Siding and exterior trim:** 5/16" smooth finish cement fiber board lap and board & batten siding installed over a rain-screen system. Prefinished cedar trim around windows, doors, and exterior building corners; primed fir trim for belly bands, barge and fascia boards.
- **Exterior painting:** Siding, doors and trim to be painted with 2 body colors, 1 trim color and 1 accent color per building. Natural wood will be clear sealed. See attached paint color document. Colors by Benjamin Moore, Paint by Sherwyn Williams.
- **Soffits and roof eaves:** Painted rough-finished plywood or Hardi panel at undersides of roof eaves.
- **Porches and decks:** Concrete slab
- **Roofing:** Primary roofs will be 40-yr architectural shingles over #15 building paper. 1st floor porch roofs will be metal with intermittent translucent panes to allow light through.
- **Venting:** Continuous screened ridge vent. Continuous eave vents or 3" screened vent holes in blocking between rafters and soffits.
- **Gutters & Downspouts:** Standard 6" & 5" K-style gutters and downspouts, painted to match building body and trim.
- **Foundations:** Slab-on-grade with perimeter foundation
- **Radon:** All homes will include radon venting to current code requirements.
- **Hose bibs:** 1 front and 1 rear hose bib per house
- **Utilities:** 2" water meter and shared sewer line will serve all new unit and common house. Each new house and the common house will have a sub-meter to separate out that bill. The existing house will continue to use its water and sewer lines. No gas to the project.

Interior finishes

- **Cabinetry:** Maple, shaker-style cabinets with 3/4" solid doors, full extension drawer slides, and standard pulls. Back units with glass doored hutch, front nits with bench seat.
- **Interior trim package:** Flush birch, solid core interior doors with hemlock jambs; mixed fir base trim (1/2"x4"), door casing (1"x3"), headers (5/4"x4"), window sills (1x10 or 5/4 live edge maple), and aprons (1"x3"). Hemlock hand rails. All interior trim and doors will be clear sealed with a low-VOC satin finish.
- **Kitchen counter, sink and faucet:** Quartz countertops and backsplashes. Include ISE Badger V 1/2 HP disposer with continuous feed.
- **Bathroom counters, sinks and faucets:** Quartz countertops and backsplashes. . White porcelain Regal L-1390 Round 19" drop-ins with Delta "Leland" faucet.

- **Bath tub/showers and faucets:** Aquatic 1-piece units for showers and tub-surrounds. Delta “Leland” ([T17478](#)) or equal tub/shower finish with pressure balance bath/shower faucet, diverter tub spout and pop-up drain. Water saving flow restrictor in shower head.
- **Toilets:** Summit dual flush with elongated bowl.
- **Bathroom accessories:** 24” frameless mirrors over each bathroom sink in full baths. Oval frameless mirrors over pedestal sinks in half baths. Curtain rods provided for tub/showers. Full baths: toilet paper roll dispenser, 18” towel bar, and towel ring. Half baths: toilet paper dispenser, towel ring.
- **Interior wall finish:** Sheetrock installed with 90 degree corners, light orange peel drywall texture, and no-VOC interior paint color (Yolo Air 1, eggshell finish), throughout.
- **Closets:** Wire coated shelves in bedroom closets.
- **Flooring:** Floating hardwood flooring in first floor living room, dining room, kitchen (Kahrs Ash Ceriale Matte). Wool carpet in bedrooms, hallways, closets and stairs (UCL Orion 100% wool.). Marmoleum bathroom floors and rear mudrooms.
- **Appliances:**
- **Heating:** Daikin mini-splits, one interior wall unit main floor, ducted unit to upstairs bedrooms and baths.
- **Ventilation:** Timed Panasonic Whisperlite bath fans. Upper floor bath fan wired for continuous whole house exhaust per code. Provide separate direct vent fans for bathrooms and for the kitchen range vent.
- **Electrical:** Separate electrical meters for each unit. Standard light fixtures with high efficiency LED bulbs. LED Under-cabinet lighting provided in kitchens. Almond cover plates, toggle switches and outlets to code. Each unit will have phone and cable service lines and one combo phone/cable jack. Provide doorbell and chime for each unit.
- **Hot water:** Bradford White 50 gallon electric.
- **Sprinkler system:** Bldg B units 13D system; none in other units.

Site work and common amenities

- **Gable end art** at the 3 gables most visible to the public – custom fabricated powder coated metal with custom glass inserts.
- **Landscaping:** As shown on site plan
- **Parking area:** Concrete pavers or other pervious surface
- **Common house** – Slab-on-grade construction; Bamboo floors; other interior finishes to match level of homes.
- **Bike storage:** As shown on site plan
- **Trash/recycling area:** Per drawings
- **Mailboxes:** USPS-approved 16-slot box
- **Perimeter fencing:** 4”x4” PT posts with wood rails and privacy 6’ 1x6 cedar fencing along the south, west and east edges of the site
- **Half street improvement** along the entire Mason St. frontage will be constructed, including new sidewalk, curb, planting strip and asphalt paving.

Exclusions:

- Window blinds